

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- August 24, 1966

Appeal No. 8887 National Capital Bank of Washington, Appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 31, 1966.

EFFECTIVE DATE OF ORDER: November 21, 1966

**ORDERED:**

That the appeal for permission to establish accessory parking and access driveway to serve 316 Pennsylvania Ave., S.E., parking to be on lot 17, Square 789, located at 323 Independence Ave., S.E., be granted. From the records and the evidence adduced at public hearing, the Board finds the following facts:

(1) At public hearing on August 24, 1966 the appellant amended its appeal to delete that part having to do with parking, so that the appeal asks only for permission to use lot 17, Square 789 as an access driveway to serve the bank building and its present parking area on lot 38 in Square 789.

(2) The parking lot now provided on lot 38 was approved by this Board in Appeals Nos. 8079 and 8080 on February 19, 1965.

(3) In Appeals Nos. 8079 and 8080 plans were submitted for the new proposed bank building. Photographs of the subject and surrounding property were also submitted.

(4) It is economically impracticable to locate the access way on the same lot upon which the principal use is permitted, because of the restricted size of lot caused by adverse adjoining ownership and the substantial improvements adjoining the property. In this regard, evidence was submitted that the National Capital Bank has been attempting to purchase Lot 16 in Square 789; however, the offers made by the Bank have not been acceptable to the owner of that lot.

(5) The parking facilities are so located and the access way is so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The entire Lot 17 will be devoted to access driveway and no parking will be permitted thereon.

(6) The parking lot and the access way have been so designed that no vehicle or any part thereof shall project over any lot line or building line.

(7) The Director, Department of Highways and Traffic, has no objection to the granting of this appeal.

(8) No opposition to the granting of this application was registered at public hearing.

OPINION:

The Board is of the opinion that permission to use Lot 17 as an access driveway for parking on Lot 38 is in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Regulations and maps, subject to the following conditions:

(a) All areas devoted to driveways or access ways and parking areas shall be paved with materials which form an all-weather impervious surface.

(b) No vehicular entrance or exit shall be within 25 feet of a street intersection as measured from the intersection of the curb lines extended.

(c) All lighting of the parking area shall be arranged so that the direct rays of the light will be confined to the surface of the lot.